

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JULY 26, 2006
COUNCIL ROOM, 12TH FLOOR
CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: *Continued from June 14 & July 12, 2006:*

***CROWN POINT LUXURY TOWNHOMES - PROJECT NO. 80524**

City Council District: 3 Plan Area: Uptown

STAFF: John Fisher

HEARING OFFICER: Gary Geiler

Map Waiver No. 321414, Coastal Development Permit No. 251618 and waive the requirements to underground existing overhead utilities to create a condominium project and demolish a four unit apartment building to construct a 6,613 square foot, four unit townhome project with a below grade seven car parking garage and one, two car at-grade parking garage on a 5,832 square foot site at **1875 Oliver Avenue** in the RM-2-5 zone in the Pacific Beach Community. Mitigated Negative Declaration No. 80524.
Report No. HO-06-144

RECOMMENDATION:

Approve

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ITEM-5: *Continued from June 21, 2006:*

4262 ESTRELLA - PROJECT NO. 97923

City Council District: 7 Plan Area: City Heights Neighborhood of the Mid-City Community Plan Area.

STAFF: Firouzeh Tirnadazi

Conditional Use Permit (Process 3) to amend CUP No. 83-0863 to allow the renting of units to both senior citizens, as defined by federal and state regulations, and individuals with disabilities. The property is located at 4262 Estrella Avenue between Orange and Trojan Avenues, in the RM-1-1 Zone within the Central Urbanized Planned District and the City Heights Neighborhood of the Mid-City Communities Plan area. Exempt from environmental. Report No. HO-06-158

RECOMMENDATION:

Approve

ITEM-6: ***DINOFIA RESIDENCE -PROJECT NO. 5596**

City Council District: 3 Plan Area: La Jolla

STAFF: Vena Lewis

Coastal Development Permit for a Lot Line Adjustment to make **7157 Country Club Drive** (Parcel 1) 10,004.72 square feet in order to comply with the minimum lot size of 10,000 square feet for the RS-1-4 zone; and a Variance to allow 52.56 linear feet of street frontage where at least 65 feet of street frontage is required. The rear lot (7159 Country Club Drive, Parcel 2) requires a Coastal Development Permit and Site Development Permit (property within environmentally sensitive lands) for the construction of a new 3,729 square-foot single-family residence (2,442 square feet of basement area excluded from gross floor area, for a total of 6,171 square feet) on a vacant 16,063 square-foot lot. A Variance would also be required in order to allow no street frontage where at least 65 feet of street frontage is required. Mitigated Negative Declaration No. 5596. Report No. HO-06-183

RECOMMENDATION:

Approve

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ITEM-7: **HAIN RESIDENCE - PROJECT NO. 75379**
City Council District: 3; Plan Area: La Jolla Community Plan and La Jolla Shores Planned District

STAFF: Robert Korch

Coastal Development and Site Development Permit to construct a new 3,543 square foot single-family residence on a vacant 5,494 square foot site at **8468 La Jolla Shores Drive** in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit. Exempt From environmental. Report No. HO-06-176

RECOMMENDATION:

Approve

ITEM-8: **644 ARENAS STREET MAP WAIVER-PROJECT NO. 97612**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Coastal Development Permit, Map Waiver and Waiver of Undergrounding to convert 2 existing residential units to condominiums on a 7,000 square-foot site at **644 Arenas Street** in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Height Limit, Coastal Overlay Zone (non-appealable area), Parking Impact Overlay, Residential Tandem Parking Overlay, and the Transit Area Overlay Zone. Exempt from environmental. Report No. HO-06-178

RECOMMENDATION:

Approve

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ITEM-9: **HANSEN RESIDENCE - PROJECT NO. 91097**

City Council District: 2 Plan Area: Peninsula

STAFF: Cory Wilkinson

Coastal Development Permit application for an existing 665 square foot companion unit (as built) with one off-street parking space in an existing 2,565 square foot single family residence on a 0.303 acre site at **4560 Ladera Street** in the RS-1-7 Zone within the Peninsula Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Council District 2. Exempt from environmental. Report No. HO-06-177

RECOMMENDATION:

Approve

ITEM-10: **CINGULAR LA MIRAGE - PROJECT NO. 85448**

City Council District: 7 Plan Area: Tierrasanta

STAFF: Alex Hempton

Application for a wireless communication facility consisting of 12 antennas. Four antennas will be located in a new extended chimney with the remaining eight located in another extended chimney. Associated equipment is proposed to be located inside the parking garage. This project is located at **6426 Reflection Drive**. Zone: RM-2-5. Exempt from environmental. Report No. HO-06-178

RECOMMENDATION:

Approve

ITEM-11: **ALTA @ 6TH AND MARKET MAP WAIVER II - PROJECT NO. 73385**

City Council District: 2 Plan Area: Centre City

STAFF: Pete Lynch

Map Waiver to create 179 residential condominium units and six (6) commercial condominium units for a project presently under construction at **601 Market Street**, on the south side of Market Street between 6th and 7th Avenues, in the East Village District of the Centre City Planned District. A Master EIR was adopted by the City on March 14, 2006 for the Centre City Redevelopment Area. Report No. HO-06-180

RECOMMENDATION:

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Approve

ITEM-12: **SPRINGALL ACADEMY - PROJECT NO. 72295**

City Council District: 7 Plan Area: Navajo

STAFF: John Cruz

Conditional Use Permit (CUP) to amend CUP 2668 to allow for a K-12 private school on a 12 acre site at **6460 Boulder Lake Avenue** in the RS-1-7 Zone within the Navajo Community Plan. Exempt from environmental.
Report No. HO-06-186

RECOMMENDATION:

Approve